

Our ref: DEV-2026-CAS-4586

01 June 2026

Cameron Adams
Managing Director
KORIP PTY LTD c- Adams+Sparkes Town Planning
admin@astpd.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Caloundra South PDA
PDA Development Approval:	Development Permit for Material Change of Use for Warehouse
Property Location:	Strong Street, Baringa
Property Description:	Lot 1115 on SP300057

On 01 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards, Planner on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Strong Street, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 1115	SP330057

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4586
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Warehouse
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.
Original decision date	24/04/2024
Change to Approval decision date	01/06/2026
Currency Period	6 years from the Original decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Site and Ground Floor Plan	Drawing No. 2747 – CD101	BRD Group	Feb 2026 (Amended in Red 25/05/2026)
2.	Mezzanine Flood Plan	Drawing No. 2747 – CD102	BRD Group	Feb 2026
3.	Roof Plan	Drawing No. 2747 – CD103	BRD Group	Feb 2026
4.	Landscaping Plan	Drawing No. 2747 – CD104	BRD Group	Feb 2026
5.	Critical Dimensions and Stair Details	Drawing No. 2747 – CD105	BRD Group	Feb 2026
6.	Elevations	Drawing No. 2747 – CD201	BRD Group	Feb 2026
7.	Elevations and Sections	Drawing No. 2747 – CD202	BRD Group	Feb 2026
8.	Drawing Index and Standard Notes	Drawing No. C001 – Issue A	Empire Engineering	March 2026

9.	Construction Management Plan	Drawing No. C005 – Issue A	Empire Engineering	March 2026
10.	Erosion and Sediment Control Notes and Details	Drawing No. C010 – Issue A	Empire Engineering	March 2026
11.	Erosion and Sediment Control Plan	Drawing No. C011 – Issue A	Empire Engineering	March 2026
12.	Siteworks and Drainage Plan	Drawing No. C020 – Issue B	Empire Engineering	March 2026 (Amended in Red 25/05/2026)
13.	Pavement Plan	Drawing No. C030 – Issue B	Empire Engineering	March 2026 (Amended in Red 25/05/2026)
14.	Pavement Notes and Details	Drawing No. C035 – Issue A	Empire Engineering	March 2026
15.	Signs and Linemarking Plan	Drawing No. C040 – Issue A	Empire Engineering	March 2026 (Amended in Red 25/05/2026)
16.	Turnpath Analysis Plan	Drawing No. C050 – Issue A	Empire Engineering	March 2026 (Amended in Red 25/05/2026)

Plans and documents previously approved on 24th April 2024

Plan/Document Name		Reference No.	Prepared By	Date
1.	Artist Impression – View from Strong Street – prepared by MRA Design and dated 10/04/2024	22007 Drawing No 1 of 6	MRA	10/4/2024
2.	Artist Impression - View from Abeles Street – prepared by MRA Design and dated 10/04/2024	22007 Drawing No 2 of 6	MRA	10/4/2024
3.	Site Plan, prepared by MRA Design and dated 10/04/2024	22007 Drawing No 3 of 6	MRA	10/4/2024
4.	Floor Plan Layout, prepared by MRA Design and dated 10/04/2024	22007 Drawing No 4 of 6	MRA	10/4/2024
5.	Floor Plan Layout - upper, prepared by MRA Design and dated 10/04/2024	22007 Drawing No 5 of 6	MRA	10/4/2024
6.	Elevations, prepared by MRA Design and dated 10/04/2024	22007 Drawing No 6 of 6	MRA	10/4/2024

7.	Civil Engineering Plans • C000 Cover Sheet • C010 General Notes Sheet 1 of 2 • C011 General Notes Sheet 2 of 2 • C100 Existing Site Layout Plan • C100 Earthworks Layout Plan • C201 Earthworks Sections • C250 Sediment and Erosion Control Plan • C251 Sediment and Erosion Details • C300 Roadworks Layout Plan • C310 Roadworks Pavement Layout Plan • C320 Concrete and Jointing Details Sheet 1 of 2 • C321 Concrete and Jointing Details Sheet 2 of 2 • C330 Sign and Linemarking Layout Plan • C400 Drainage Catchment Layout Plan • C410 Drainage Longitudinal Sections • C420 Drainage Calculations Table • C600 Services Layout plan • C700- C710 Vehicle Swept Path Plan Sheet 1 – 11 of 11	Issue 3	Empire Engineering	17.04.2024
8.	Landscape Documentation/ OPW –	ED 23183 OPW – 01 Revision D	Element Design Landscape	26.02.24

	Sheet 01, prepared by element design landscape architecture		Architecture	
9.	LANDSCAPE PLAN Operational Works - Sheet 2, prepared by element design landscape architecture	ED 23183 OPW – 02 Revision D	Element Design Landscape Architecture	26.02.24 and amended in red 19/04/2024 ⁷
10.	LANDSCAPE PLAN Operational Works - Sheet 3, prepared by element design landscape architecture	ED 23183 OPW – 03 Revision D	Element Design Landscape Architecture	26.02.24
11.	LANDSCAPE PLAN Operational Works - Sheet 4, prepared by element design landscape architecture	ED 23183 OPW – 04 Revision D	Element Design Landscape Architecture	26.02.24

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA development conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement
Construction management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of	During construction unless

PDA development conditions		
No.	Condition	Timing
	hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	otherwise endorsed
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public</i>	a) Prior to commencement of use b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	<i>infrastructure both before and after works carried out in association with the approved development.</i>	
9.	Vehicle Access - Construct the two (2) vehicle crossovers: - located generally in accordance with the approved plans; and - designed generally in accordance with Council's adopted standards. - Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
10.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
11.	Bicycle Parking - Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. - Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	- Prior to commencement of use - Prior to commencement of use
12.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use.
13.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use.
14.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use.

PDA development conditions		
No.	Condition	Timing
15.	Electricity Connect the development to the existing electricity reticulation network generally in accordance with current Energex standards.	Prior to commencement of use
16.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
17.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
Landscape and Environment		
18.	Landscape Works Undertake the landscape works generally in accordance with the approved plans.	Prior to commencement of use.
19.	Replacement of Street Trees Replace the two (2) street streets that will be removed as a result of the proposed development. The replacement trees must match the species and approximate size of those being removed and should be situated within the road reserve, preferably in close proximity to the original locations.	Prior to commencement of use
20.	Shade Trees Shade trees must be planted in car parks at a rate of one (1) tree per six (6) car parking spaces.	Prior to commencement of use
21.	Northern Carpark – Landscaping and Signposting In front of the wheel stops for the two 4.8m long staff car parks on the northern boundary, replace the landscaping to substitute the	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	shrub with Lomandra Tropic Cascade to minimise the potential damage to vehicles parking in these spaces. Ensure the staff car parking spaces are appropriately signposted to prevent these spaces being used by visitors.	
Use		
22.	Associated Activities Any associated activities (other than warehouse) must not exceed a gross floor area of 25% of the total gross floor area or 300m², whichever is the lesser.	At all times

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****